

Lower Paxton Township

Planning Commission

Meeting Minutes

August 3, 2016

Commissioners Present

Fredrick Lighty
Roy Newsome
Doug Grove
Lori Staub
Lisa Schaefer
Dianne Moran

Also Present

Nick Gehret, Lower Paxton Township, Codes Enforcement Officer
Jason Hinz, HRG. Inc.
Andrew Bomberger, DCPC

Call to Order

Mr. Lighty called the regular meeting of the Lower Paxton Township Planning Commission to order at 7:00 pm on the above date in room 171 of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

Pledge of Allegiance

Mr. Lighty led the recitation of the Pledge of Allegiance.

Approval of Minutes

Mr. Newsome made a motion to adopt the June 2016 and July 2016 Planning Commission Meeting Minutes. Ms. Schaefer seconded the motion, with a unanimous vote followed.

New Business

A. Preliminary/Final Land Development Plan for Queen Street Village

Mr. Nick Gehret stated that Lower Paxton Township had received the preliminary/final land development plan for Queen Street Village which proposes to construct fourteen (14) Townhouses and (10) ten garages on Lot #1. The required parking facility and access way on Lot #1 will have a total of 30,228 square feet. On Lot #2 a single family residential dwelling and driveway will be constructed totaling 2,000 square feet.

The site is located in the Residential Medium Density (R-2), zoning district and will be served by public sewer and water supply.

We have completed the review of the above referenced plan and we offer the following comments.

The applicant requests the following waivers:

1. [SLDO: 180-503.A.9]- The applicant has requested a waiver of the requirement of widening Byron Ave. and providing additional right-of-way along Queen Ave. and Byron Ave. The applicant's justification is that no improvements are proposed along Byron Ave.

We support this waiver request. There is no need for additional street and/ or right-of-way width.

2. [SLDO: 180-804]- The applicant has requested a waiver of the requirement to install curb on each side of all new roadways and along widened or reconstructed roadways. The applicant's justification is that Queen Ave. is curbed and Byron Ave. does not have any curbing at this time.

The applicant should request a waiver of Section 509.A as listed on the plan, which is the applicable Section as opposed to 804 which was submitted in writing. We support this waiver request.

3. [SLDO: 180-805]- The applicant has requested a waiver of the requirements to install sidewalk on each side of all new roadways and along widened or reconstructed roadways. The applicant's justification is the simple nature of the plan and has since requested a deferment of the requirement.

The applicant should request a waiver of Section 508.A.1 as listed on the plan, which is the applicable Section as opposed to 805 which was submitted in writing. We do not support this waiver request. Sidewalk should be required along the frontage of Queen Ave.; however, it does not appear to be beneficial along Byron Avenue. A standard detail for sidewalk to Township specification shall be utilized for this portion of the sidewalk should it be required.

Mr. Robert Shaffer Jr., P.E. with Act One & Associate, was present representing Triple Crown on behalf of the plan. He stated that they asked for a waiver on Queen Ave. Mr. Lighty commented on the benefits of sidewalks on Queen Ave. Triple Crown asks now for the waiver but could be willing to put in sidewalks.

Mr. Grove stated that looking at the plans the indicated lighting fixtures are to be upright, full cut off per the Lower Paxton Township ordinance, the drawing of the lanterns are not full cut off, it needs to show the style of the full cut off fixture.

Mr. Lighty questioned the parking garages and if the back of the garage is covered. Mr. Shaffer answered that three sides of the garage is covered. Mr. Newsome is not for this due to the fact that it will look like a storage shed.

Ms. Schaefer stated that this parcel is huge, and she has two concerns: emergency turn around that the fire trucks will not be able to get through roadways not wide enough. Also, new traffic with the CVS going in on Devonshire Road. There is no left turn onto Byron Ave. so Queen Ave. and Devonshire Rd. will be very congested.

HRG Comments:

Mr. Hinz stated about the navigation of emergency vehicles and the trash vehicles. Trash pick up should be curb side and not dumpster for the appropriate maneuvers.

The street trees along Byron Ave. need to be addressed. They are big trees. Mr. Shaffer answered that they are going to try to preserve as much of the forest area as possible.

The stormwater report indicates that amended soils are proposed. The proposal locations of amended soils need to be amended on the plan.

County Comments:

Mr. Bomberger stated that the contour lines need to be on the site plan.

The aerial view of the sidewalks with Queen Ave. and along Byron Ave. There should be a side walk from the Animal Clinic to Jonestown Road but no need for a sidewalk south of that location. There should be fifty feet of sidewalk along the street, extended to the residence.

Mr. Grove made a motion to recommend approval of the Preliminary/Final Land Development Plan for Queen Street Village/Wind Chase Plan # 16-13 subject to addressing the comments and recommending approval of waivers #1 and #2. With the regard to waiver #3, sidewalks should be required on Queen Avenue to match the existing curbing and the full stretch of Byron Avenue. Mr. Newsome seconded the motion and a unanimous vote followed.

B. Preliminary/Final Land Development Plan for Commerce Drive, LP

Mr. Nick Gehret stated that Lower Paxton Township had received the preliminary/final Subdivision Plan for 2800 Commerce Drive proposes to subdivide an 18.788-acre lot situated in Susquehanna and Lower Paxton Township into two lots. There is no development or new roads proposed as part of this plan and no utility extensions.

The two subject lots are existing non-conforming lots. This plan will not increase any non-conformity associated with the newly created parcel in Lower Paxton Township. The proposed site plan will divide the exiting lot of 18.788 acres into Lot 1 to be located in Lower Paxton Township and Susquehanna Township and consist of 12.150 acres and Lot 2 located in Susquehanna Township that will consist of 6.638 acres.

The impervious coverage of the site will not increase with this plan.

The property is located within the Business Campus (BC) Zoning District. The lot is served by existing public water and existing sewer.

No waivers were requested for this plan.

Commissioners Comments:

Ms. Schaefer questioned a simple subdivision? Mr. Gehret answered that there was some confusion on what had to be submitted as subdivided in Lower Paxton Township.

Mrs. Staub questioned new Lot 1 located in Susquehanna Township and Lower Paxton Township. She questioned the newly created lot in Lower Paxton Township. New Lot 1 does not exist yet, so there cannot be any pre-existing, non-conformities. Mr. Hinz stated that the only non- conformity is the width of the driveway and a note has been added to the plan. The wording in the memo is not clear.

Mr. Bud Grove was present on behalf of Mr. Brent A. Sopen, Skelly and Loy, Inc. representing the plan. Mr. Grove stated that it is a simple subdivision with two 2) lots out of one (1) lot. In 2008 Mr. Sopen showed a land development plan showing everything as a spilt lot into two (2). Lot 1 being in Lower Paxton and Susquehanna Township.

County Comments:

Mr. Bomberger stated that the Flood Plain is different since 1977 and that Susquehanna has a 2009-2010 County Flood Plain.

Mr. Doug Grove wanted to mention that it is non- conflicting that Mr. Bud Grove is not related.

Mrs. Staub made a motion to recommend approval of the Preliminary/Final Land Subdivision Plan for Commerce Drive Dauphin LP 2800 Commerce Drive, Plan #16-16, with the approval to include any outstanding comments. Ms. Schaefer seconded the motion and a unanimous vote followed.

C. Final Subdivision Plan for Phase 3 of Stray Winds Farm, Plan# 16-17

Mr. Nick Gehret stated that Lower Paxton had received the Phase 3 of Stray Winds Farm that involves a total tract of 38.752 acres to be developed in accordance with the phasing plan. Phase 3 will contain a total 44 lots and 84 dwelling units consisting of single family detached homes and townhouses with private common open space.

The site is located in the Residential Cluster (R-C), zoning district and will be served by public sewer and water supply.

No waivers were requested for this plan.

Mr. Matthew R. Fisher, R.J. Fisher & Associates Inc. was present on behalf of Triple Crown representing the plan. Mr. Fisher stated there were eighteen general comments with no major design, and that he is waiting on the Sewer Authority's comments.

Mr. Lighty asked if the discrepancies with the Plan 1,5,10, 11, and 12 were reconciled yet. Mr. Fisher stated they were easy to fix and will be addressed. Mr. Lighty also asked about the Flood Plain and if the lines were on the same place on the plan? Mr. Hinz and Mr. Bomberger stated that the Flood Plain should be in the same place and labeled on the plan.

Mrs. Staub stated that the Preliminary Plan needs some amending.

HRG Comments:

Mr. Hinz stated that the planting plan for the landscaping needs to be provided for the landscaped island along Seattle Slew Drive and Afleet Alex Way. Mr. Fisher answered that a monument landscape with grass and monument signs was discussed.

County Comments:

Mr. Bomberger stated about the Flood Plan being added to the Preliminary Plan.

Mr. Newsome made a motion to recommend the approval of the Final Subdivision Plan for Phase 3 Stray Winds Farm Plan #16-17 subject to the comments and the landscaping and planting plan. Mr. Grove seconded the motion and a unanimous vote followed.

D. Review of the Model Medical Marijuana Ordinance

The Lower Paxton Township Supervisors reviewed the Model Medical Marijuana Ordinance on July 12, 2016 at a Township Workshop. The Lower Paxton Township Planning Commission had a discussion on the Model Medical Marijuana Ordinance. Mr. Bomberger stated that it is early in the process of municipalities adopting this ordinance. He also stated that we should have the agenda by Friday before the next meeting and a draft ordinance.

Comprehensive Plan Discussion

Mr. Gehret questioned if the Planning Commission was satisfied with the Task List from the Board of Supervisors. The Planning Commission stated they were satisfied with the Task List as submitted.

Commissioners Comments:

Mr. Newsome stated that the bridge project was moving good and the traffic was flowing appropriately.

Mr. Bomberger stated that the Tri-County grant applications were due at the end of August.

Next Regular Meeting : September 7, 2016

The next Lower Paxton Township Planning Commission Meeting is scheduled for September 7, 2016.

Adjournment

Mr. Grove made a motion to adjourn the meeting, Mr. Newsome seconded the motion, and the meeting adjourned at 8:15pm

Sincerely Submitted,

A handwritten signature in cursive script, appearing to read "Michele Kwasnoski".

Michele Kwasnoski
Recording Secretary